

CHAPTER 4

MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines Section 15097 requires that whenever a public agency approves a project based on a Mitigated Negative Declaration or an Environmental Impact Report (EIR), the public agency shall establish a mitigation monitoring and reporting program to ensure that all adopted mitigation measures are implemented.

This mitigation monitoring and reporting program (MMRP) is intended to satisfy this requirement of the CEQA Guidelines as it relates to the Alpine Sierra Subdivision (proposed project). This MMRP will be used by Placer County staff to ensure compliance with all mitigation measures identified in the Alpine Sierra Subdivision EIR is achieved during project implementation and operation. The MMRP provides for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

4.2 STANDARD MITIGATION MONITORING PROGRAM

Placer County has adopted a standard mitigation monitoring program (Placer County Code Section 18.28.030). This program requires that mitigation measures adopted for projects requiring discretionary County approvals, such as the Alpine Sierra Subdivision project, be included in the conditions of approval for those projects and that issuance of any of the permits or county actions listed below must be preceded by a verification by county staff that certain conditions of approval/mitigation measures have been met. Compliance with conditions of approval is monitored by the County through a variety of permit and review processes, including:

- Development Review Committee approval
- Improvement Plans approval (this approval must be obtained prior to issuance of grading or building permits)
- Grading Permit issuance
- Improvements construction inspection
- Final map recordation
- Acceptance of subdivision improvements as complete
- Building permit issuance
- Certificates of Occupancy

The mitigation measures for the Alpine Sierra Subdivision project included in the EIR would be monitored through the County's Standard Mitigation Monitoring Program, as indicated in the

text of each mitigation measure. The following table provides the full text of each mitigation measure and identifies the specific permit(s) or approval(s) from the Standard Mitigation Monitoring Program that the County would use to verify compliance with each, or another monitoring mechanism that would be used if the mitigation measure cannot be verified through the County's Standard Mitigation Monitoring Program.

Mitigation Monitoring Program Description

Placer County will coordinate monitoring activities and document the implementation of mitigation measures for each project phase. Table 1 lists each mitigation measure as identified in the Final EIR and the associated implementation, monitoring/reporting, timing and performance requirements. The table includes:

1. the full text of each applicable mitigation measure;
2. the party or parties responsible for implementation and monitoring of each measure and any reporting requirements;
3. the timing of implementation of each mitigation measure, including any ongoing monitoring and/or reporting requirements; and
4. performance criteria by which to ensure mitigation requirements have been met.

Following completion of the monitoring and reporting process, the final monitoring results, as well as annual reports where required, will be recorded and incorporated into the project file maintained by Placer County.

4.3 ALPINE SIERRA SUBDIVISION MITIGATION MONITORING AND REPORTING PROGRAM

No mitigation measures are required for the following resources:

- Agriculture and Forestry Resources
- Air Quality
- Greenhouse Gases
- Mineral Resources

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Land Use and Planning</i>				
<p>Mitigation Measure 4.1a: Prior to recordation of each Final Map the project shall prepare and receive approval of an employee housing plan in compliance with Placer County General Plan Policy C-2. The plan shall outline the methodology for compliance with Policy C-2 through demonstration that employee housing will be provided by 1) Construction of on-site employee housing; 2) Construction of off-site employee housing; 3) Dedication of land for needed units; 4) Payment of an in-lieu fee, or any combination thereof. Each housing plan shall demonstrate that housing would be provided for 50% of the FTEE generated by the development phase, based on the employee generation rate of 0.33 FTEE per residential lot. Any employee units constructed by the project or dedicated by the project shall be deed restricted as Workforce Housing. No Final Map shall be recorded prior to completion of the employee housing plan. This Vesting Tentative Map may be constructed in phases. Any whole or fractional employee units provided for in initial phases may be credited toward employees generated by a future phase to the extent that a prior phase provided more units than were generated by such phase. The project shall receive credit for construction of the caretaker residence concurrent with the phase during which the unit is constructed. Credit shall be given at a rate of one FTEE per residential bedroom plus one additional employee (e.g. a two-bedroom unit would provide workforce housing for three employees).</p>	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Employee housing plan approved and implemented prior to recordation of each Final Map 	<ul style="list-style-type: none"> Employee housing plan provides housing for 50% of the fulltime equivalent employees generated by the development (Placer County General Plan Policy C-2) Construction of employee housing, dedication of land, and/or in-lieu fee paid

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Visual Resources</i>				
Mitigation Measure 5.1a: The project applicant shall implement Mitigation Measure 11.2c, which requires the applicant to prepare and submit Improvement Plans which must be approved by Placer County prior to recordation of each Final Subdivision Map.	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> Improvement Plans demonstrate implementation of applicable mitigation measures, conditions of approval, and Placer County's Land Development Manual
Mitigation Measure 5.1b: Stockpiling of materials on site shall be minimized during construction. Construction staging areas and stockpile storage locations shall be identified on project Improvement Plans and shall be located within existing disturbed areas, as close to or within the areas of construction as possible, and as far as practical from existing dwellings and protected resources in the area. Material stockpiles shall be located to screen views of staging areas from Five Lakes Trail, Alpine Meadows Road, John Scott Trail, and Chalet Road to the extent feasible. A note stating this information shall be included on the Improvement Plans to the satisfaction of the Planning Services Division.	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> Improvement Plans identify stockpiling and storage areas; Stockpiling and storage areas are screened from neighboring roads and the Five Lakes Trail
Mitigation Measure 5.1c: The Improvement Plans shall show that all grade cuts shall be revegetated and/or shall be stabilized with retaining walls constructed from natural or natural-appearing materials to the satisfaction of the Planning Services Division.	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> Improvement Plans identify revegetation areas; Improvement Plans identify materials to be used in construction of retaining walls
Mitigation Measure 5.1d: The Improvement Plans shall show that all guard rails and other roadway safety features shall be constructed using materials that mimic rusted steel to the satisfaction of the Planning Services Division.	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> Improvement Plans identify materials and finishes for guard rails and other roadway safety features
Mitigation Measure 5.1e: The project applicant and all developers of individual lots shall implement the proposed Development Standards regarding setbacks, building envelopes, maximum lot coverage, grading	Project applicant; developers of individual lots	Placer County Community Development	<ul style="list-style-type: none"> Development notebook submitted for approval prior to 	<ul style="list-style-type: none"> Development notebook documents all development standards

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<p>and drainage improvements, and vegetation removal to ensure that site development minimizes alterations to existing topography and vegetation to the extent feasible.</p> <p>Prior to recordation of each Final Subdivision Map, a reference manual (i.e., development notebook) shall be submitted for approval to the Planning Services Division which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits, no access strips and other restrictions which might affect the construction of structures on said lot and the permitted lot coverage per Placer County Zoning Ordinance Section 17.54.100.A.2.e. No Building Permits may be issued for the project until this manual is provided to and accepted by the Development Review Committee for format and content requirements.</p>		Resource Agency; Planning Services Division; and Placer County Development Review Committee	<p>recordation of each Final Map</p> <ul style="list-style-type: none"> Development notebook approved prior to the first Building Permit within the project Building plans for individual lots determined consistent with the development notebook prior to issuance of building permits 	<p>from the Architecture Handbook, applicable mitigation measures, conditions of approval, and Placer County's Land Development Manual</p> <ul style="list-style-type: none"> Building plans for individual lots are consistent with the development notebook
<p>Mitigation Measure 5.2a: The project applicant shall implement Mitigation Measures 5.1a through MM 5.1e. These measures regulate locations of construction material staging areas, content and approval requirements for Improvement Plans, treatment of grade cuts, and material selections for guard rails and other roadway safety features to the satisfaction of the Planning Services Division, and require that all future development on the site comply with the proposed Development Standards.</p>	Project applicant; developers of individual lots	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> As identified for Mitigation Measures 5.1a through 5.1e above 	<ul style="list-style-type: none"> As identified for Mitigation Measures 5.1a through 5.1e above
<p>Mitigation Measure 5.3a: Prior to recordation of the first Final Map the project applicant shall modify the Architecture Handbook to include the following Dark Sky Society recommendations:</p> <ul style="list-style-type: none"> Full cutoff and fully shielded fixtures shall be used, Freestanding street lighting shall be limited to that necessary to meet roadway safety requirements Compact fluorescent (2300K), LED (3000K or less), or High Pressure Sodium is recommended unless the light is motion sensor activated, in which case incandescent or the instant start compact fluorescent bulbs can be used. Metal halide (due to its higher costs, energy use, impact on the environment, and 	Project applicant	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> Prior to recordation of the first Final Map 	<ul style="list-style-type: none"> Development Standards and Development Notebook require site lighting to meet Dark Sky Society recommendations

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<p>greater contribution to “sky glow”) is discouraged</p> <ul style="list-style-type: none"> “Shut off” controls such as sensors, timers, motion detectors, shall be used. “Dusk-to-dawn” sensors without a middle-of-the-night shut off control shall be avoided. Fixtures shall be located no closer to the property line than four times the mounting height of the fixture, and shall not exceed the height of structures within 120 feet of the fixture. <p>These requirements shall be incorporated into the Development Notebook prepared for each project phase.</p>				
<p>Mitigation Measure 5.3b: The project applicant shall implement Mitigation Measure 5.1d, which requires that all guard rails and other roadway safety features be constructed using materials that mimic rusted steel to the satisfaction of the Planning Services Division.</p>	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> As identified for Mitigation Measure 5.1d above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 5.1d above
<i>Biological Resources</i>				
<p>Mitigation Measure 6.1a: In the event that tree removal and/or operation of mechanized equipment of any kind is proposed to occur at any time between May 15 and August 15, surveys for nesting yellow warbler shall be conducted in any suitable nesting habitat (montane riparian thickets) that lies within 100 feet of all locations where equipment operation would occur. Surveys shall be conducted between 7 and 14 days prior to initiation of construction. If adult yellow warblers are detected during the survey (nest sites may not be identifiable), no equipment operation shall occur within 100 feet of the detection site until it is conclusively determined that no nest is present, or the nest is identified and young have fledged. This mitigation measure is not warranted for construction work starting after August 15, because this is after the latest date when nesting would be expected to be initiated.</p>	Project applicant; developers of individual lots; and construction contractors	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Surveys completed between 7 and 14 days prior to initiation of construction if such initiation would occur between May 15 and August 15 	<ul style="list-style-type: none"> Surveys are completed Construction is excluded from areas within 100 feet of observed yellow warblers until young have fledged or it is conclusively determined that no nest is present
<p>Mitigation Measure 6.1b: To protect potential roosts of long-legged myotis, removal of any trees greater than 24 inches diameter at breast height, or of any standing dead trees with hollow centers (even if smaller than 24 inches diameter at breast height), shall be initiated either before May 1 or after July 15. Such tree removal may occur at any time of the year if surveys using acoustical bat detectors demonstrate that no bats are</p>	Project applicant; developers of individual lots; and construction contractors	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> During site preparation, grading, and construction 	<ul style="list-style-type: none"> Removal of trees greater than 24 inches diameter at breast height and any standing dead trees with hollow centers is completed

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roosting within any of the trees designated for removal. Conclusive evidence to this effect may be difficult to obtain, and the design, implementation, and interpretation of surveys shall be determined by a wildlife biologist with experience conducting acoustical bat surveys in coniferous forest in the Sierra Nevada.				before May 1 or after July 15 unless it is conclusively determined that no bats are roosting in trees proposed to be removed
<p>Mitigation Measure 6.1c: To protect any individuals or populations of Sierra Nevada yellow-legged frogs (SNYLF), the project applicant shall undertake the following surveys, monitoring, and construction management practices:</p> <p>A. Prior to the issuance of grading permits or improvement plans for construction of subdivision improvements, a U.S. Fish and Wildlife Service (Service)-approved biologist shall conduct a visual encounter survey (VES) for adult/metamorph SNYLF within all suitable aquatic habitats within the project site. The VES shall be conducted according to A Standardized Approach for Survey Aquatic Amphibians (Fellers and Freel 1995). Since breeding habitat does not exist within the site, the VES shall be conducted during the summer at a time where post-breeding adults and newly metamorphosed SNYLF are determined to be the most easily observed. The optimal dates for surveys may vary from year to year dependent on precipitation and snowpack; therefore dates of surveys will be approved in advance by the Service. At least two weeks prior to conducting this survey, the project proponent shall submit a Survey Plan to the Service for approval, which shall include the timing of the VES, where on the property the survey would be conducted, and the credentials of the biologist(s). The project proponent shall submit a report of the VES results to the County, Service, and California Department of Fish and Wildlife (CDFW). This initial survey will establish a baseline for the likely presence or absence of SNYLF may be conducted in any calendar year. If the initial VES is conducted in the same calendar year as project construction it will fulfill survey requirements of both parts a and b of this mitigation measure.</p>	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> During site preparation, grading, and construction within 100 feet of surface water that occurs between July 15 and the date that continuous surface flow in the unnamed seasonal creek has substantially ceased 	<ul style="list-style-type: none"> VES is completed during summer and at a time that is approved in advance by the Service for each year in which construction would occur within 100 feet of surface water. VES is repeated for each year in which construction will occur within 100 feet of surface water except where negative results were obtained in a VES completed within the prior four years Biological monitor is present when construction occurs within 100 feet of surface water No equipment is permitted to operate within 100 feet of surface water on any day that SNYLF are observed further than 5

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<p>B. In the first calendar year subsequent to the initial VES, required in part A above, in which ground-disturbing construction activity will occur at any time between July 15 and the date that continuous surface flow in the unnamed seasonal creek has substantially ceased (over at least 50% of its length within the site), or if construction work that began before July 15 will continue into this period, a Service-approved biologist shall conduct a pre-construction VES as specified in part A of this mitigation measure. Results of the survey shall be reported to the County, Service, and CDFW a minimum of two weeks prior to commencement or continuation of any construction activity after July 15. Within 100 feet of surface water, construction activity that began before July 15 would need to be discontinued for the year or suspended until the survey is completed, the report delivered, and two weeks allowed for agency review prior to recommencement of work within 100 feet of surface water.</p> <p>C. In the event that no SNYLF are found in any surface water bodies within the site, no further mitigation is required, and no further survey or mitigation is required until the fourth year after the year of the negative survey results from a pre-construction survey.</p> <p>D. In the event that SNYLF are detected within the site, a biological monitor with experience with SNYLF shall be present on site during any and all times that construction equipment would be operated within 100 feet of surface water in any water body on site, including Bear Creek and the unnamed seasonal creek, and shall examine all areas of possible equipment operation within 100 feet of surface water to ensure that no SNYLF are present. If SNYLF are observed further than 5 feet from the water, no equipment operation is permitted within 100 feet of the location of such observation on that day.</p> <p>E. A biological monitor is not required for construction activity that occurs further than 100 feet from surface water or outside the period from July 15 through substantial cessation of flow in the unnamed seasonal creek, except within 100 feet of Bear Creek where, in the event that SNYLF are detected within the site, a</p>				<p>feet from the water</p> <ul style="list-style-type: none"> A biological monitor is present between July 15 (or the date of detection of SNYLF) through the onset of winter during any ground disturbing activities within 82 feet of surface water on any of the following lots: 3, 4, 5, 6, 7, 8, 14, 15, 16, 25, 26, 27 and 28

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<p>biological monitor is required during any construction activities from July 15 (or the date of detection) through the onset of winter.</p> <p>F. A biological monitor is not required for construction activity (e.g. construction of homes) that occurs further than 82 feet from surface water or outside the period from July 15 through substantial cessation of flow in the seasonal creek or within four years of a negative survey result. During construction on any of the following proposed Lots: 3, 4, 5, 6, 7, 8, 14, 15, 16, 25, 26, 27 and 28; if ground disturbing phases of home construction would occur within 82 feet of the unnamed seasonal stream after July 15, a biological monitor shall be required during any construction activities from July 15 (or the date of detection) through the onset of winter.</p>				
<p>Mitigation Measure 6.2a: The Improvement Plans shall show that all bridges constructed for the proposed project shall be designed and built using a clear span technique that avoids permanent or temporary impacts to perennial or seasonal streams. Wherever feasible, bridges shall be designed so that no fill shall be placed, and no construction activities shall occur within the ordinary high water mark of a perennial or seasonal stream.</p>	Project applicant	Placer County Community Development Resource Agency and Placer County Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> Bridges are shown on Improvement Plans to be constructed with a clear span technique If placement of fill and/or construction activities are shown to occur within the ordinary high water mark, project engineers shall provide evidence of the infeasibility of avoidance
<p>Mitigation Measure 6.2b: The project applicant shall submit a riparian habitat protection plan for review and approval by the Placer County Planning Services Division prior to approval of Improvement Plans for construction of bridges. The plan shall include architectural plans for each of the proposed bridge spans, shall detail any construction activities that may occur within the 50-foot seasonal or the 100-foot perennial riparian buffer, and specify best management practices (BMPs) that will be implemented to minimize impacts to riparian habitat. In the event that construction activities result in the removal or damage of any riparian</p>	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Riparian habitat protection plan shall be approved prior to Improvement Plan approval If any habitat loss would occur and in- 	<ul style="list-style-type: none"> Architectural and construction details of bridges are identified, including specific information regarding any construction within mandated riparian buffers (50 feet for

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
habitat, the plan shall outline a restoration program to restore the riparian habitat at a 1:1 ratio in place or through a compensatory program as approved by the Planning Services Division.			<p>place habitat restoration is proposed, the restoration plans must be included in the Improvement Plans and implemented prior to the County's acceptance of subdivision improvements as complete</p> <ul style="list-style-type: none"> If any habitat loss would occur and restoration through a compensatory program is proposed, evidence of payment into the compensatory program must be provided prior to the County's acceptance of subdivision improvements as complete 	<p>seasonal streams and 100 feet for perennial streams)</p> <ul style="list-style-type: none"> BMPs to minimize impacts to riparian habitat are identified Where any habitat loss would occur, restoration is completed at a minimum 1:1 ratio
Mitigation Measure 6.2c: The project applicant shall comply with the California Department of Fish and Wildlife's Lake and Streambed Alteration Program (California Fish and Game Code Sections 1600–1616), including notification, submission of all required plans and documents, and payment of required fees to the California Department of Fish and Wildlife (CDFW) to confirm that bridge construction activities do not result in substantial effects related to the obstruction, diversion, or introduction of debris into any river or stream.	Project applicant	CDFW and Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> CDFW is notified of any construction that could affect the bed or bank of a stream A Streambed Alteration Agreement is established and implemented for any

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Prior to approval of Improvement Plans for any portion of the project that would construct improvements that could affect the bed or bank of a stream, the applicant shall furnish to the Development Review Committee (DRC) evidence that the CDFW has been notified. If permits are required, they shall be obtained and copies submitted to DRC prior to issuance of Improvement Plans.				construction that could affect the bed or bank of a stream such that construction does not result in obstruction, diversion, or introduction of debris into any river or stream
Mitigation Measure 6.3a: The project applicant shall implement Mitigation Measure 6.2a to ensure that bridge design avoids permanent or temporary impacts to perennial or seasonal streams.	Project applicant	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.2a above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.2a above
Mitigation Measure 6.3b: The project applicant shall implement Mitigation Measure 6.2b, which requires submittal of a riparian habitat protection plan and restoration program prior to approval of Improvement Plans.	Project applicant	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.2b above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.2b above
Mitigation Measure 6.3c: The project applicant shall implement Mitigation Measure 6.2c, which requires compliance with the CDFW Lake and Streambed Alteration Program to ensure that bridge construction activities do not result in substantial effects related to the obstruction, diversion, or introduction of debris into any river or stream.	Project applicant	CDFW and Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.2c above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.2c above
Mitigation Measure 6.4a: Prior to Improvement Plan approval, the applicant shall furnish to the DRC evidence that the U.S. Army Corps of Engineers has been notified by certified letter regarding the existence of wetlands or streams on the property. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved.	Project applicant	Placer County Community Development Resource Agency; Planning Services Division and U.S. Army Corps of Engineers	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> U.S. Army Corps of Engineers is notified of any construction that could affect wetlands or streams A Clean Water Act Section 404 permit is obtained or a pre-construction notification

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
				<p>regarding use of a Nationwide Permit is submitted to the U.S. Army Corps of Engineers</p> <ul style="list-style-type: none"> The applicant shall provide evidence of compliance with mitigation requirements specified in the Section 404 permit, as approved by the Corps.
<p>Mitigation Measure 6.4b: Prior to Improvement Plan approval or recordation of the Final Subdivision Map(s) or issuance of a Building Permit, where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts the project applicant shall provide mitigation as follows:</p> <p>A. Provide written evidence of payment that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. Evidence of payment shall describe the amount and type of habitat purchased at the bank site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage. Evidence of payment shall describe the amount and type of habitat purchased at the bank site and resource values including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plan.</p> <p>B. Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any state or federal resource agency with jurisdiction over the habitat. A wetland/riparian mitigation plan shall be reviewed and approved by Placer County and any affected state or federal resource agency prior to initiation of construction of any compensatory habitat.</p>	Project applicant, developers of individual lots, and construction contractors	Placer County Community Development Resource Agency; Planning Services Division, U.S. Army Corps of Engineers, CDFW, Lahontan Regional Water Quality Control Board	<ul style="list-style-type: none"> Prior to Improvement Plan approval, recordation of each Final Map, and/or issuance of a building permit, where such approvals, maps, or permits involve actions that would result in removal of wetlands and/or riparian habitat 	<ul style="list-style-type: none"> Compensatory habitat is established through an approved wetland mitigation bank and/or is constructed pursuant to County and resource agency approvals

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
C. Provide a combination of mitigation bank credit purchase and off-site construction as outlined above.				
<p>Mitigation Measure 6.5a: The Improvement Plans shall include the following note requiring a nesting bird survey and shall show placement of all protective fencing for those trees identified for protection within the survey:</p> <p>Prior to any grading or tree removal activities, a focused survey for nesting birds shall be conducted by a qualified biologist during the nesting season (March 1–September 1). A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Wildlife (CDFW) within 30 days of the completed survey. If an active nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1 and September 1, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1 and July 1. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500-foot radius around trees containing active raptor nests and a minimum 100-foot radius around trees containing migratory bird nests. Nesting bird surveys shall occur between 7 and 14 days prior to initiation of construction. Nesting surveys shall be conducted between dawn and 11:00 a.m. Survey work shall cover all habitat within 100 feet of vegetation removal or ground disturbance, or 500 feet from the limit of disturbance in the case of raptor/owl surveys. In the event that nests are identified, temporary non-disturbance zones shall be the same width as the survey buffer (100 to 500 feet, depending on the species found to be nesting), and a revisit by the biologist, with confirmed observations of fledglings in the nest vicinity, shall be required prior to vegetation removal or soil disturbance, unless this were to be delayed until after August 15.</p>	Project applicant	Placer County Community Development Resource Agency; Planning Services Division; CDFW	<ul style="list-style-type: none"> Notes must be on Improvement Plans prior to Improvement Plan approval Nesting survey must be completed between 7 and 14 days prior to initiation of construction when construction would begin between March 1 and September 1 and report provided to CDFW within 30 days. Survey must be repeated in 2 months if the initial survey occurs between March 1 and July 1. When active nests are identified, temporary construction fencing and signage must be installed prior to issuance of grading or building permits. 	<ul style="list-style-type: none"> Nesting surveys are completed within the identified timeframes No-construction buffer zones are established and maintained

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Mitigation Measure 6.5b: Prior to approval of Improvement Plans for any portion of the project that would remove trees or vegetation, the applicant shall furnish to the DRC a Vegetation Management Plan prepared by a Registered Professional Forester that evaluates tree/vegetation removal, identifies trees with disturbance to their critical root zone, addresses fuel load and fire hazard reduction, and specifies tree planting designed to enhance wildlife habitat, aesthetic quality, and forest health. The applicant shall provide to the DRC an implementation plan that demonstrates compliance with recommendations of the Vegetation Management Plan.	Project applicant	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> A Vegetation Management Plan is prepared and implemented that identifies trees that would be subject to disturbance within their critical root zone and identifies tree planting that would enhance wildlife habitat, aesthetic quality, and forest health
Mitigation Measure 6.6a: The project applicant shall implement Mitigation Measure 6.5b, which requires that the applicant furnish to the DRC a Vegetation Management Plan documenting tree protection measures to be implemented on site prior to approval of Improvement Plans.	Project applicant	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.5b above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.5b above
Mitigation Measure 6.6b: The project applicant shall implement Mitigation Measure 6.5a, which requires that the applicant obtain appropriate permits for impacts to wetlands and riparian vegetation from the U.S. Army Corps of Engineers and the California Department of Fish and Wildlife prior to approval of Improvement Plans.	Project applicant, developers of individual lots	Placer County Community Development Resource Agency; Planning Services Division; and CDFW	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.5a above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 6.5a above
Mitigation Measure 6.7a: Prior to approval of Improvement Plans the applicant shall confer with the California Department of Forestry and Fire Protection (CalFire) to determine if a Timber Harvest Plan (THP) is required. If a THP is required the plan must be approved prior to approval of Improvement Plans. Evidence of CalFire's written determination shall be provided to the Planning Services Division.	Project applicant	CalFire Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> CalFire determines whether a THP is needed. If so, a THP is approved prior to Improvement Plan approval

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Transportation and Circulation</i>				
<p>Mitigation Measure 7.3a: The Improvement Plans shall show that the trees along the east side of Alpine Meadows Road, south of the Alternative A and B access encroachment, shall either be removed or trimmed to provide a minimum of 440 feet of corner sight distance from the project's access driveway. Final landscaping plans shall ensure that driver sight distance looking to the north and to the south along Alpine Meadows Road from the site access encroachment is not hindered. The homeowners' association (HOA) shall include in its Covenants, Conditions, and Restrictions (CC&Rs) a requirement that the HOA is responsible for routinely trimming the trees along the east side of Alpine Meadows Road south of the project access encroachment and for removing snow from the corners of the Alpine Meadows Road/site access driveway intersection to provide adequate sight distance for drivers exiting the site and judging gaps in oncoming traffic along Alpine Meadows Road. Snow removed shall be deposited at a location that is not on adjacent private properties or within the public right-of-way.</p>	Project applicant, HOA	Placer County Community Development Resource Agency; Engineering and Surveying Division; and Placer County Department of Public Works and Facilities	<ul style="list-style-type: none"> • Prior to Improvement Plan approval (tree removal, tree trimming, and landscaping) • Prior to approval of CC&Rs • Maintenance of sight distance by routine tree trimming and snow removal required in perpetuity • Compliance with performance standards must be achieved throughout the life of the project, which may be verified by County site inspections 	<ul style="list-style-type: none"> • Improvement Plans demonstrate that adequate sight distance will be provided • CC&Rs require HOA to conduct routine vegetation pruning/management and snow removal to ensure adequate sight distance is maintained
<p>Mitigation Measure 7.4a: The project applicant shall implement Mitigation Measure 14.1a. This Mitigation Measure requires the applicant to obtain a will-serve letter from the North Tahoe Fire Protection District and to purchase and donate to the North Tahoe Fire Protection District a standard four-wheel-drive Type 1 pumper truck with a 1,500-gallon-per-minute pump and a 750-gallon water tank.</p>	Project applicant	Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • As identified for Mitigation Measure 14.1a below 	<ul style="list-style-type: none"> • As identified for Mitigation Measure 14.1a below

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 7.4b: The project applicant shall implement Mitigation Measure 14.7a. This Mitigation Measure requires the applicant to obtain a will-serve letter from the Alpine Springs County Water District (ASCWD) and to provide a fair-share contribution to the cost of upgrading the ASCWD Booster Pumps B, C, and D.	Project applicant	Placer County Community Development Resource Agency	<ul style="list-style-type: none"> As identified for Mitigation Measure 14.7a below 	<ul style="list-style-type: none"> As identified for Mitigation Measure 14.7a below
<p>Mitigation Measure 7.4c: Prior to approval of Improvement Plans, the project shall prepare a Construction Traffic Management Plan that shall be subject to approval by the Placer County Department of Public Works and Facilities. The goal of the Construction Traffic Management Plan will be to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The plan will include the number and size of trucks per day, expected arrival/departure times, truck circulation patterns, location of truck staging areas, employee parking, and the proposed use of traffic control/partial street closures on public streets. The Construction Traffic Management Plan shall provide for attainment of the following performance standards to the satisfaction of the Department of Public Works and Facilities:</p> <ul style="list-style-type: none"> Delivery trucks shall not idle/stage within the public right-of-way. Any proposed lane closures on Alpine Meadows Road shall be reviewed and approved by the Department of Public Works and Facilities at a minimum of one week prior to the proposed lane closure. All construction employees shall park on site. Roadways shall be maintained clear of debris (such as rocks) that could otherwise impede travel and impact public safety. 	Project applicant	Placer County Community Development Resource Agency; Engineering and Surveying; and Placer County Department of Public Works and Facilities	<ul style="list-style-type: none"> Construction Traffic Management Plan approved prior to Improvement Plan approval Construction Traffic Management Plan implemented during all construction of roadways, infrastructure, and common area lot improvements 	<ul style="list-style-type: none"> Delivery trucks do not idle/stage within the public right-of-way. Lane closures on Alpine Meadows Road are approved by the Department of Public Works and Facilities All construction employees park on site. Roadways are maintained clear of debris
Noise				
<p>Mitigation Measure 8.4a: Construction noise emanating from any construction activities for which a grading or building permit is required shall be prohibited on Sundays and federal holidays, and shall occur only as follows:</p> <ul style="list-style-type: none"> Monday through Friday, 6:00 a.m. to 8:00 p.m. Saturday, 8:00 a.m. to 6:00 p.m. <p>The Placer County (County) Planning Services Division shall verify that these restrictions are indicated on the Grading and Improvement Plans prior to approval of the Improvement Plans or issuance of a grading permit.</p>	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval Prior to issuance of grading permits Compliance with performance standards must be achieved throughout all 	<ul style="list-style-type: none"> Construction activities are limited to the identified days and times

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
			construction activities, which may be verified by County site inspections	
Mitigation Measure 8.4b: The project applicant shall include the following note on the Improvement Plans: All construction equipment shall be fitted with factory-installed muffling devices, and all construction equipment shall be maintained in good working condition to lower the likelihood of any piece of equipment emitting noise beyond the standard decibel level for that equipment.	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> Construction equipment is equipped with mufflers and maintained in good working order
Mitigation Measure 8.4c: Include the following note on the Improvement Plans: <ul style="list-style-type: none"> All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines shall be prohibited. Idling shall be limited to no more than 5 minutes 	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> Idling of construction equipment occurs for no more than 5 minutes at one time
Mitigation Measure 8.4d: Prior to issuance of grading and/or building permits, County staff shall ensure that project Grading and Improvement Plans identify locations for all stationary noise-generating construction equipment, such as air compressors, that are located as far as practical from nearby homes. Where such equipment must be located near adjacent residences, project Grading and Improvement plans shall include provisions to provide acoustical shielding of such equipment prior to issuance of grading and/or building permits.	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval Prior to issuance of grading permits Prior to issuance of building permits 	<ul style="list-style-type: none"> Locations of stationary equipment are identified on improvement and grading plans Stationary equipment is located far from existing homes and/or acoustical shielding is provided

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 8.4e: Prior to issuance of grading and/or building permits, County staff shall ensure that project Grading and Improvement Plans identify equipment and material storage locations that are sited as far as possible from nearby sensitive receptors.	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of grading permits • Prior to issuance of building permits 	<ul style="list-style-type: none"> • Locations of equipment and material storage are identified on improvement and grading plans • Equipment and material storage is located as far as possible from existing homes
<i>Geology and Soils</i>				
Mitigation Measure 11.2a: Prior to the approval of Improvement Plans, the project applicant shall submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District. This plan must address the minimum Administrative Requirements found in Sections 300 and 400 of Placer County Air Pollution Control District Rule 228, Fugitive Dust, and shall include the following requirements: <ol style="list-style-type: none"> Apply soil stabilizers to inactive areas Replace ground cover in disturbed areas quickly Water exposed surfaces three times daily Reduce speed on unpaved roads to less than 15 miles per hour Manage haul road dust by watering twice daily 	Project applicant	Placer County Community Development Resource Agency; Planning Services Division and Placer County Air Pollution Control District	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Compliance with performance standards must be achieved throughout all construction activities, which may be verified by County site inspections 	<ul style="list-style-type: none"> • Requirements of APCD Rule 228 are met • Soil in inactive areas is stabilized • Ground cover is replaced • Exposed surfaces are watered three times per day • Speed on unpaved roads is limited to 15 miles per hour • Haul roads are watered twice daily
Mitigation Measure 11.2b: The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall incorporate the specific recommendations in the Geotechnical Engineering Report and the Geotechnical Engineering Report Update identifying construction and design standards that would protect structures from the effects of soil saturation and shall address and make recommendations on the following: <ol style="list-style-type: none"> Road, pavement, and parking area design Structural foundations, including retaining wall design 	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division and Building Services Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to approval of the CC&Rs • Prior to acceptance of the Development Notebook • Prior to recordation of the Final Map 	<ul style="list-style-type: none"> • A final geotechnical engineering report is submitted and all recommendations of the report are implemented

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>c. Grading practices d. Erosion/winterization e. Special problems discovered on site (i.e., groundwater, expansive/ f. unstable soils) g. Slope stability h. Fault rupture</p> <p>Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p> <p>If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions prior to issuance of Building Permits. This certification may be completed on a lot-by-lot basis or on a tract basis. This requirement shall be so noted on the Improvement Plans; in the Covenants, Conditions, and Restrictions (CC&Rs); in the Development Notebook; and on the Informational Sheet filed with the Final Subdivision Map(s).</p>				
<p>Mitigation Measure 11.2c: The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the first Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and</p>	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> Improvement Plans meet the requirements of the LDM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>The applicant shall provide five copies of the approved Tentative Subdivision Map(s) and two copies of the approved conditions with the plan check application. The Final Subdivision Map(s) shall not be submitted to the ESD until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD. No Building Permits shall be issued until, at a minimum, the Improvement Plans are approved by the ESD.</p> <p>Prior to the County's final acceptance of the project's improvements, the project applicant shall submit to the ESD two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.</p>				

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 11.2d: The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provision of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with this recommendation.</p> <p>The applicant shall revegetate all disturbed areas in accordance with the Improvement Plans. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Erosion control shall be provided where roadside drainage is off the pavement, to the satisfaction of the ESD.</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by Placer County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds</p>	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Cut slopes are at a maximum slope of 2:1 unless otherwise approved • All disturbed areas are revegetated • Winterization is completed and all erosion control measures are maintained over winter • Letter of credit or cash deposit is submitted

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
for the revocation/modification of project approval by the appropriate hearing body.				
Mitigation Measure 11.4a: The project applicant shall implement Mitigation Measure (MM) 11.2c, which requires that Improvement Plans be submitted to and approved by Placer County prior to commencement of site preparation and construction activities.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> As identified for Mitigation Measure 11.2c above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 11.2c above
Mitigation Measure 11.4a: The project applicant shall implement MM 11.2d, which requires all site work to meet the Placer County Grading Ordinance requirements, and identifies requirements for erosion control measures to be included in project Improvement Plans.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC	<ul style="list-style-type: none"> As identified for Mitigation Measure 11.2d above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 11.2d above
<p>Mitigation Measure 11.4c: An Erosion Control Plan shall be prepared and submitted to the Placer County ESD. The Erosion Control Plan shall be submitted no later than 45 days prior to groundbreaking and the applicant shall not break ground prior to approval of the plan. Both the Dust Control Plan and the Erosion Control Plan shall comply with Placer County's Erosion Control standards and the Placer County Grading Ordinance. The plans shall incorporate best management practices (BMPs) for dust and erosion control during construction of site roadways and driveways, and during building pad grading. BMPs to minimize wind and water erosion shall include the following:</p> <ol style="list-style-type: none"> Timing grading activities to minimize the amount of exposed areas during the wet season, to the extent feasible. Revegetating all areas that have been graded and will remain undeveloped during the rainy season by mid-October. Revegetation shall use native vegetation. Revegetated areas shall be secured from the possibility of erosion. Preventing eroded soil from entering site drainageways through measures such as placement of hay bales or other acceptable materials such as sediment barriers, installation of temporary 	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> Requirements for implementing this measure are identified in site plans and contracts prior to issuance of grading permits and prior to issuance of building permits Compliance with performance standards must be achieved throughout all construction activities, which may be verified by 	<ul style="list-style-type: none"> Grading and building plans and construction contracts include notes requiring conformance with the performance standards identified in this mitigation measure

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>earth berms, use of fabric silt fences, spreading hay or straw on exposed areas, and/or development of temporary settling areas. Sediment collected at the erosion control sites shall be collected and disposed of once vegetation has become established.</p> <p>4. Preventing dust emissions through measures such as maintaining an operational water truck on site at all times and applying water to areas prior to and after disturbance to maintain adequate moisture in the soil to avoid dust emissions; suspending construction activities during periods of high winds; installing wind barriers to prevent dust emissions from leaving the project site; restricting vehicle and equipment speed to 15 miles per hour in construction areas; and controlling storage piles by keeping them wet, establishing and maintaining surface crusting, covering with tarp or vegetative cover, or installing wind barriers of 50% porosity around three sides of the pile.</p>			County site inspections	
<p>Mitigation Measure 11.4d: Improvement Plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the ESD). The Stormwater Quality Design Manual for the Sacramento and South Placer Regions is an additional guidance document that may be used as a reference for post-construction BMPs.</p> <p>Construction (temporary) BMPs for the project shall include Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Place C-4), Straw Bale Barriers (SE-9), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, dust control measures, and concrete washout areas.</p>	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to acceptance of subdivision improvements • 	<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs are identified on Improvement Plans • Site-specific water quality treatment facilities/BMPs include the specific facilities and BMPs identified and are consistent with the identified guidance documents • Site-specific water quality treatment facilities/BMPs are installed during construction

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 11.4e: Prior to commencement of construction, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to the commencement of construction of the subdivision improvements • 	<ul style="list-style-type: none"> • Project applicant submits evidence of a WDID number issued for the project
Mitigation Measure 11.4f: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • 	<ul style="list-style-type: none"> • Locations of vehicle and material storage are identified on improvement plans • Vehicle and material storage is located as far as possible from existing homes
Mitigation Measure 11.5a: The project applicant shall implement MM 11.2c and MM 11.2d, which require that all grading and construction be in accordance with the Placer County Grading Ordinance and shown on Improvement Plans, which must be approved by Placer County prior to commencement of construction activities. In addition, the project shall implement MM 11.4c, which requires the creation of an Erosion Control Plan that includes BMPs to limit erosion.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • As identified for Mitigation Measures 11.2c, 11.2d, and 11.4c above 	<ul style="list-style-type: none"> • As identified for Mitigation Measures 11.2c, 11.2d, and 11.4c above
Mitigation Measure 11.7a: The project applicant shall implement MM 11.2b, which requires that a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer be submitted to the Engineering and Surveying Division for review and approval with the project Improvement Plans. Further, the final geotechnical engineering report must address pavement and road design, foundations and retaining walls, grading, erosion control, unique site conditions such as groundwater and expansive soils, soil stability, and fault rupture.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division and Building Services Division	<ul style="list-style-type: none"> • As identified for Mitigation Measure 11.2b above 	<ul style="list-style-type: none"> • As identified for Mitigation Measure 11.2b above

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Hydrology and Water Quality</i>				
Mitigation Measure 12.1a: The project applicant shall implement Mitigation Measures 11.2d and 11.4c, which require that all proposed drainage improvements and vegetation removal be shown on Improvement Plans; that the project applicant revegetate all disturbed areas and provide financial assurance for implementation of the erosion control plan; and that all site grading and construction activities conform to the approved Improvement Plans.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC	<ul style="list-style-type: none"> As identified for Mitigation Measures 11.2d and 11.4c above 	<ul style="list-style-type: none"> As identified for Mitigation Measures 11.2d and 11.4c above
Mitigation Measure 12.1b: As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of improvement plan submittal.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval 	<ul style="list-style-type: none"> The Final Drainage Report is prepared in conformance with the LDM and Placer County Storm Water Management Manual
Mitigation Measure 12.1c: The project applicant shall implement Mitigation Measure 11.4e, which requires the project applicant to obtain a State Water Resources Control Board/Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and provide appropriate documentation to the Placer County ESD prior to issuance of grading permits for any construction activity on site.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> As identified for Mitigation Measure 11.4e above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 11.4e above
Mitigation Measure 12.1d: The project applicant shall implement Mitigation Measure 11.4d, which requires the Improvement Plans to show	Project applicant	Placer County Community	<ul style="list-style-type: none"> As identified for Mitigation 	<ul style="list-style-type: none"> As identified for Mitigation Measure

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial.		Development Resource Agency, Engineering and Surveying Division	Measure 11.4d above	11.4d above
<p>Mitigation Measure 12.2a: The Improvement Plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for New Development and Redevelopment, and for Industrial and Commercial (or other similar source as approved by the ESD. The Stormwater Quality Design Manual for the Sacramento and South Placer Regions is an additional guidance document that may be used as a reference for post construction BMPs. Storm drainage from on-site impervious surfaces shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, and others for entrapment of sediment, debris, and oils/greases, or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County's Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include vegetated swales (TC-30), detention basins (TC-22), and water quality inlets (TC-50). No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All BMPs shall be maintained as required to insure effectiveness. The project applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of ongoing maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by Placer County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to Placer County for maintenance and access to these facilities in anticipation of possible County maintenance.</p>	Project applicant, HOA	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to recordation of the Final Map • Prior to acceptance of subdivision improvements • Prior to acceptance of CC&Rs 	<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs are identified on Improvement Plans • Site-specific water quality treatment facilities/BMPs include the specific facilities and BMPs identified and are consistent with the identified guidance documents • Site-specific water quality treatment facilities/BMPs are installed during construction • HOA conducts routine maintenance of site-specific water quality treatment facilities/BMPs

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 12.2b: This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.</p> <p>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management.</p>	Project applicant, HOA	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to recordation of the Final Map • Prior to acceptance of subdivision improvements • Prior to acceptance of CC&Rs 	<ul style="list-style-type: none"> • Permanent and operational source control measures are identified on Improvement Plans • Permanent and operational source control measures are consistent with the identified guidance documents • Permanent and operational source control measures are installed during construction • HOA conducts routine maintenance of permanent and operational source control measures
<p>Mitigation Measure 12.2c: All storm drain inlets and catch basins within the project site shall be permanently marked/embossed with prohibitive language, such as "No Dumping! Flows to Creek" or other language as approved by Placer County ESD, and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included in the Improvement Plans. Placer County ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project site. The homeowners' association shall be responsible for maintaining the legibility of stamped messages and signs.</p>	Project applicant, HOA	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to acceptance of subdivision improvements • Prior to acceptance of CC&Rs 	<ul style="list-style-type: none"> • Message details, placement, and locations of storm drain inlets and catch basins are identified on Improvement Plans • Storm drain inlets, catch basins, and signage are installed during construction • HOA conducts routine maintenance of storm drain inlets, catch

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
				basins, and signage
Mitigation Measure 12.2d: The Improvement Plans shall show the snow storage areas from roadway snow removal. Snow storage shall not be plowed into or stored in a Stream Environment Zone (SEZ). Drainage from snow storage areas shall be directed towards onsite water quality facilities. This information shall be shown on the information sheet of the Final Map and shall be incorporated into the project CC&R's.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division; Planning Services Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to recordation of the Final Map • Prior to acceptance of CC&Rs 	<ul style="list-style-type: none"> • Snow storage areas meet County standards, are not located within an SEZ, and are designed to drain to water quality facilities
Mitigation Measure 12.3a: The Improvement Plans shall indicate construction of a new on-site stormwater drainage system that shall discharge to either an existing swale or channel or to an erosion control device designed to create a sheet flow condition.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • On-site stormwater drainage system discharges to an existing swale or channel or an erosion control device that creates a sheet flow condition
Mitigation Measure 12.3b: The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions at all discharge points from the property. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Increased flows directly into Bear Creek shall be no more than 2 cubic feet per second. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area,	Project applicant, HOA	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to acceptance of CC&Rs 	<ul style="list-style-type: none"> • Stormwater run-off is reduced to pre-project conditions unless otherwise approved by ESD • Flows into Bear Creek are no more than 2 cubic feet per second greater than existing flows • Retention/detention facilities are designed consistent with the Placer County Stormwater

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
floodplain, or right-of-way, except as authorized by project approvals.				<p>Management Manual</p> <ul style="list-style-type: none"> The HOA conducts routine maintenance of retention/detention facilities
<p>Mitigation Measure 12.4a: On the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Subdivision Map(s), show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Bear Creek and the un-named tributary on the east side of the project and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.</p>	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval Prior to recordation of the Final Map 	<ul style="list-style-type: none"> The post-development 100-year floodplain for Bear Creek and the un-named tributary onsite are shown on Improvement Plans and Final Maps The edge of the 100-year floodplain serves as the minimum building setback from Bear Creek and the un-named tributary onsite
<p>Mitigation Measure 12.4b: On the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Subdivision Map(s) show finished house pad elevations to be a minimum of two feet above the 100-year floodplain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.</p>	Project applicant, developers of individual lots	Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC	<ul style="list-style-type: none"> Prior to Improvement Plan approval Prior to recordation of the Final Map Prior to issuance of grading and building permits for individual lots Prior to Development Notebook approval 	<ul style="list-style-type: none"> Finished house pads are a minimum of two feet above the 100-year floodplain or finished floor elevations are a minimum of three feet above the 100-year floodplain Final pad elevations are certified by a California registered civil engineer or licensed land surveyor

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 12.4c: The Improvement Plans for the construction of the on site subdivision roads shall include the construction of a roadway bridges spanning the 100 year floodplain limits.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Bridges are shown on Improvement Plans to span the 100-year floodplain limits
Mitigation Measure 12.4d: In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the seasonal stream and of Bear Creek, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Throughout construction 	<ul style="list-style-type: none"> • 100-year floodplain is shown on the Improvement Plans • No grading occurs within the 100-year floodplain unless otherwise approved • All grading conforms to the Placer County Flood Damage Prevention Regulations
Mitigation Measure 12.5a: The project applicant shall implement Mitigation Measure 12.2a, which requires Improvement Plans to include water quality treatment features and BMPs.	Project applicant, HOA	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • As identified for Mitigation Measure 12.2a above 	<ul style="list-style-type: none"> • As identified for Mitigation Measure 12.2a above
Mitigation Measure 12.5b: The project applicant shall implement Mitigation Measures 12.1a and 12.1b, which stipulate compliance with Placer County's requirements related to Improvement Plans, provision of a Final Drainage Report, and obtaining coverage under the NPDES program for site remediation and project construction activities.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • As identified for Mitigation Measures 11.2d and 11.4c (referenced under 12.1a) and 12.1b above 	<ul style="list-style-type: none"> • As identified for Mitigation Measures 11.2d and 11.4c (referenced under 12.1a) and 12.1b above

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 12.5c: The project applicant shall implement Mitigation Measures 12.2a through 12.2c, which identify requirements related to BMP design and maintenance, storm drain inlet markings, and design of trash storage areas.	Project applicant	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> As identified for Mitigation Measures 12.2a through 12.2c above 	<ul style="list-style-type: none"> As identified for Mitigation Measures 12.2a through 12.2c above
Hazards and Hazardous Materials				
Mitigation Measure 13.1a: Prior to Improvement Plan approval, all trees that pose a risk to life and property shall be assessed by qualified personnel such as a certified arborist or Registered Professional Forester to the satisfaction of the Planning Services Division and a Fuel Modification Plan shall be approved by the North Tahoe Fire Protection District. The Fuel Modification Plan shall identify all hazard trees that pose a significant risk to life and/or property and shall include maps indicating the location of trees proposed for removal and the proposed procedures for removal. Locations of hazard trees shall also be indicated on Improvement Plans. All hazard trees within common areas (outside of individual lots) shall be removed with the onsite subdivision improvements. Where hazard trees occur within individual lots, removal of those trees must be included on Improvement Plans for the individual lot	Project applicant	Placer County Community Development Resource Agency, Planning Services Division; North Tahoe Fire Protection District	<ul style="list-style-type: none"> Prior to Improvement Plan approval for subdivision improvements Prior to acceptance of subdivision improvements 	<ul style="list-style-type: none"> Trees are assessed by a qualified professional Hazard trees are identified and mapped Hazard trees within common areas are removed
Mitigation Measure 13.1b: The project applicant shall implement Mitigation Measures 14.1a and 14.1b requiring the applicant to submit will-serve letters from the North Tahoe Fire Protection District and Alpine Springs County Water District to Placer County prior to recordation of the Final Map, to purchase and donate a pumper truck to the North Tahoe Fire Protection District, and to make a fair-share contribution to the Alpine Springs County Water District toward the cost of upgrading three system-wide pump stations.	Project applicant	North Tahoe Fire Protection District; Alpine Springs County Water District; Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> As required for Mitigation Measures 14.1a and 14.1b below 	<ul style="list-style-type: none"> As required for Mitigation Measures 14.1a and 14.1b below
Mitigation Measure 13.1c: Under Alternative A, the project shall prepare and implement an Emergency Preparedness and Evacuation Plan (EPEP). The EPEP shall establish requirements for the following: <ul style="list-style-type: none"> Maintenance of internal roads by the Homeowners Association 	Project applicant; HOA	Placer County Community Development Resource	<ul style="list-style-type: none"> Prior to Improvement Plan approval HOA submits annual 	<ul style="list-style-type: none"> Physical improvements identified in the EPEP are included on

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>(HOA),</p> <ul style="list-style-type: none"> On-site storage of snow removal equipment, Use of fire-resistant building materials for home construction, Minimum standards to be met such that homes can be used as Shelter-in-Place facilities for project occupants, Fuel reduction treatment and management of the entire project site, and Recordation of easements for emergency vehicle access through the project site to United States Forest Service (USFS) property boundaries in two locations to allow for a connection through USFS lands in the future should the USFS determine that looped access throughout Bear Creek Valley could be provided. <p>Under Alternative B, the project shall implement the proposed EPEP, which addresses maintenance of internal roads, on-site storage of snow removal equipment, use of fire-resistant building materials for home construction, minimum standards that will allow for the HOA facility to be used as a Shelter-in-Place facility, fuel reduction, and recordation of easements for emergency vehicle access through the project site.</p> <p>Under either alternative, prior to approval of Improvement Plans for each project phase, the applicant shall receive final approval from the Planning Services Division of an Emergency Preparedness and Evacuation Plan (EPEP) to detail the specific emergency preparedness measures incorporated into the project phase. Physical improvements of the EPEP, such as directional signage, shall be shown on the Improvement Plans.</p> <p>Additionally, under either alternative, the first phase EPEP must specify that if an avalanche occurs that affects Alpine Meadows Road and Road A, the HOA must hire a private contractor to clear the avalanche from the onsite private roadway.</p>		Agency, Planning Services Division	report to Placer County Community Development Resource Agency	<p>Improvement Plans and constructed with the subdivision improvements for each development phase</p> <ul style="list-style-type: none"> HOA retains full time on-site employee to conduct property maintenance identified in the EPEP
<p>Mitigation Measure 13.1d: Prior to recordation of each Final Subdivision Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted for review and approval by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments. CC&Rs shall be recorded concurrently with the filing of the Final Subdivision Map and shall contain notifications for the provision of an Emergency Preparedness and Evacuation Plan (EPEP). The provision</p>	Project applicant; HOA	Placer County Community Development Resource Agency; Placer County Counsel	<ul style="list-style-type: none"> County review and approval of CC&Rs prior to recordation of each Final Map Recordation of the CC&Rs concurrent with recordation of 	<ul style="list-style-type: none"> CC&Rs include requirements to provide the EPEP to all property owners HOA retains full time on-site employee to conduct property

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
shall specify, at a minimum, that the EPEP shall be provided to each property owner upon the sale of any lot or improved lot in this subdivision and that ongoing implementation of the EPEP shall be the responsibility of the Homeowners' Association.			each Final Map <ul style="list-style-type: none"> HOA submits annual report to Placer County Community Development Resource Agency 	maintenance identified in the EPEP
Mitigation Measure 13.2a: Prior to recordation of the first small lot Final Map that includes any residential lot in the eastern development pod, the project applicant shall purchase snow removal equipment, which at a minimum shall include a rubber tired, 4-wheel drive, front-end loader with a minimum 1.5-yard bucket capacity. The snow removal equipment shall be housed within the homeowners' association (HOA) caretaker unit on site. The HOA shall submit evidence annually to the Placer County Planning Division verifying that a full-time HOA caretaker qualified to conduct snow removal activities has been retained and is residing on site.	Project applicant; HOA	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval, Placer County will verify the HOA residence includes storage for snow removal equipment Prior to recordation of the first small lot Final Map that includes any residential lot in the eastern development pod, project applicant will submit evidence of purchase of snow removal equipment HOA submits annual report to Placer County Community Development Resource Agency 	<ul style="list-style-type: none"> HOA residence includes storage for snow removal equipment Snow removal equipment is housed at the HOA residence HOA retains full time on-site employee to conduct snow removal identified in the EPEP
Mitigation Measure 13.2b: Prior to the issuance of grading/building permits on Lots 2 and 3, the project engineer shall revise the site plans to ensure that the design of Lots 2 and 3 comply with the recommendations found in the Avalanche Hazard Study. These recommendations include avoidance of the small avalanche path on site or the incorporation of the rock outcropping into the structural design of these lots to hinder snow buildup on the rock. The design of Lots 2 and 3 shall comply with Section	Project applicant	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to issuance of grading and building permits for Lots 2 and 3 	<ul style="list-style-type: none"> Design of Lots 2 and 3 either avoids the avalanche path or incorporates the rock outcropping into the structural design Design of Lots 2 and 3

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
12.40.060 of the Placer County Code.				complies with Section 12.40.060 of the Placer County Code
<i>Public Services and Utilities</i>				
Mitigation Measure 14.1a: Prior to Improvement Plan approval and recordation of the Final Map, the project applicant shall submit to Placer County a will-serve letter from the North Tahoe Fire Protection District (NTFPD). Further, the project applicant shall purchase and donate to the NTFPD a standard four-wheel-drive Type 1 pumper truck with a 1,500-gallon-per-minute pump and a 750-gallon water tank, unless otherwise required by the NTFPD.	Project applicant	Placer County Community Development Resource Agency; NTFPD	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to recordation of the first Final Map 	<ul style="list-style-type: none"> • Project applicant submits a will-serve letter from NTFPD • Project applicant purchases the pumper truck as described and donates it to NTFPD
Mitigation Measure 14.1b: Prior to Improvement Plan approval and recordation of each Final Map, the applicant shall provide a will-serve letter from the Alpine Springs County Water District (ASCWD) to describe terms under which the District will provide water service to the project. The project applicant shall also make a fair-share contribution toward the cost of upgrading three system-wide pump stations (Booster Pumps B, C, and D) to ensure adequate water supply and pressure to serve the proposed project and to increase water supply reliability and pressure throughout the ASCWD service area, unless otherwise approved by the ASCWD. This contribution shall be made to ASCWD prior to recordation of each Final Map.	Project applicant	Placer County Community Development Resource Agency; ASCWD	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to recordation of each Final Map 	<ul style="list-style-type: none"> • Project applicant submits a will-serve letter from ASCWD • Project applicant makes a fair-share contribution towards the pump station upgrades described
Mitigation Measure 14.1c: The project applicant shall implement MM 7.4c, which requires the applicant to prepare a Construction Management Plan and obtain approval be the Placer County Department of Public Works and Facilities Transportation Division.	Project applicant	Placer County Community Development Resource Agency and Placer County Department of Public Works and Facilities	<ul style="list-style-type: none"> • As identified for Mitigation Measure 7.4c above 	<ul style="list-style-type: none"> • As identified for Mitigation Measure 7.4c above
Mitigation Measure 14.7a: The project applicant shall implement MM 14.1b which requires the applicant to provide a will-serve letter from the ASCWD and make a fair-share contribution toward the cost of upgrading three system-wide pump stations (Booster Pumps B, C, and D).	Project applicant	Placer County Community Development Resource Agency; ASCWD	<ul style="list-style-type: none"> • As identified for Mitigation Measure 14.1b above 	<ul style="list-style-type: none"> • As identified for Mitigation Measure 14.1b above

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Cumulative Impacts				
<p>Mitigation Measure 15.5a: This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:</p> <p>A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code</p> <p>The current estimated fee is \$4,846 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.</p>	Project applicant for construction of the HOA residence, developers of individual lots	Placer County Community Department of Public Works and Facilities	<ul style="list-style-type: none"> • Prior to issuance of building permits 	<ul style="list-style-type: none"> • Traffic mitigation fees are paid for each residence
<p>Mitigation Measure 15.5b: Prior to recordation of the Final Map, the applicant shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex into a pre-existing ZOB to provide adequate funding of capital and ongoing operational transit services/requirements. The applicant shall submit to the County for review and approval a complete and adequate engineer's report supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to the project.</p>	Project applicant	Placer County Community Department of Public Works and Facilities	<ul style="list-style-type: none"> • Prior to recordation of the first Final Map 	<ul style="list-style-type: none"> • The project site is part of a new or existing ZOB, with funding levels consistent with an engineer's report
<p>Mitigation Measure 15.7a: Prior to approval of Improvement Plans, the applicant shall provide a written calculation to the Placer County Air Pollution Control District (APCD) for approval demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used during the grading phases of the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% oxides of nitrogen (NOx) reduction as compared to the California Air Resources Board statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The Construction Mitigation Calculator available at the following link shall be used to calculate compliance with this condition: http://www.airquality.org/ceqa/mitigation.shtml. The completed calculator worksheet shall be submitted to the Placer County APCD prior to the start of construction.</p>	Project applicant	Placer County Air Pollution Control District	<ul style="list-style-type: none"> • Prior to approval of Improvement Plans 	<ul style="list-style-type: none"> • The project-wide fleet average NOx emissions for off-road vehicles used during grading is 20% less than the statewide fleet average emissions

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